



**Oliver
Minton**
Sales & Lettings

**72 Batchelors,
Puckeridge
Herts SG11 1TJ
Price Guide £390,000**

IN NEED OF MODERNISATION & REFURBISHMENT but with good scope for extension to the rear, Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE project. There is a good size rear garden with the added advantage of direct access into the en-bloc single garage. With uPVC double glazing, accommodation comprises entrance porch, through lounge/diner, kitchen, 3 bedrooms and first floor bathroom.





Enclosed Entrance Porch

Composite front door with double glazed inset. uPVC double glazed window to front. Door to recessed storage cupboard. Door to:

Through Lounge / Diner 7.47m overall x 5.36m in lounge area, reducing to (24'6 overall x 17'7 in lounge area, reducing to 9')

Staircase to first floor. Door to built-in broom cupboard. uPVC double glazed window to front. Two wall-mounted recently installed electric 'Dimplex' storage heaters. uPVC double glazed French doors to rear garden. Glazed door to Kitchen.

Kitchen 3.73m x 2.46m (12'3 x 8'1)

Basic fitted wall, base and drawer units. Double glazed sliding patio doors to rear garden.

First Floor Landing

Access hatch to loft.

Bedroom One 3.66m x 3.12m (12'0 x 10'3)

Double glazed window to front.





Bedroom Two 3.51m x 2.82m + door recess (11'6 x 9'3 + door recess)

Double glazed window to rear. Door to recessed double wardrobes and matching drawer units.

Bedroom Three 2.46m including cupboards x 2.16m (8'1 including cupboards x 7'1)

Double glazed window to front. Overstairs storage cupboard.

Bathroom 2.46m x 1.88m (8'1 x 6'2)

2 uPVC double glazed windows. Bath, WC and pedestal hand basin.

OUTSIDE

Front Garden

Areas of lawn.

Rear Garden

A good size irregular shaped garden, mainly paved and enclosed by panelled fencing.

GARAGE en bloc 5.18m x 2.49m (17'0 x 8'2)

Up and over door. Personal access door directly from rear garden. Power and light connected.

AGENTS NOTES

Mains electricity, water and sewerage are connected, with heating provided by electric storage heaters.

Mains gas is available in the road.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



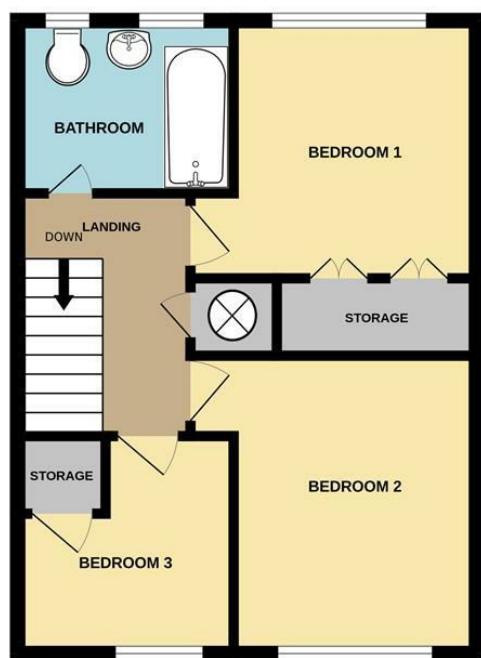
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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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